

LANDSCAPE DESIGN STATEMENT



CLIENT

Kede & Jodi Carboni

PROJECT ADDRESS

121 Pacific Road, Palm Beach
NSW 2108

DATE

09.11.21

INTRODUCTION

Wyer & Co. was engaged to design the landscape surrounding a proposed dwelling at 121 Pacific Road, Palm Beach. The site is located within the Northern Beaches Council and within Zone E4 Environmental Living.

This Landscape Design Statement has been prepared to supplement the DA Landscape Plans prepared by Wyer & Co. listed below:

Landscape Plan – Site Plan DA01, Rev 2, 09.11.21

Landscape Plan – Front Garden DA02, Rev 2, 09.11.21

Landscape Plan – Pool Garden DA03, Rev 2, 09.11.21

Landscape Plan – Rear Garden DA04, Rev 2, 09.11.21

These above documents and Landscape Design Statement have been prepared in accordance with the landscape requirements for Northern Beaches Council and Pittwater Council LEP and DCP.

PURPOSE

The landscape design statement will explain how the landscape design considers and addresses the following:

- The impact of the proposal on the streetscape and how the landscape design integrates with the existing streetscape
- The impact of the proposal on the neighbouring properties

STREETSCAPE – IMPACT AND INTEGRATION

The design intent for the landscaping in the front set back and adjacent to the streetscape is based upon requirements from the Pittwater DCP, and E4 Environmental Living objectives.

These principles include:

- Provision of a range of low-lying shrubs, medium height shrubs and canopy trees to complement the existing vegetation communities of the site and local area
- All canopy trees and majority of planting to be locally native species
- Native planting to be used for screening over hard materials
- Planting to be appropriate to surrounding environment, including a consideration for bushfire hazards and low water use planting
- Landscaping shall not unreasonably obstruct driver and pedestrian visibility
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

The aim of the landscape design to the front garden is to provide a functional driveway and pedestrian access to the proposed dwelling and an aesthetically beautiful and bountiful garden. A layered planting scheme was developed, taking into consideration the existing streetscape, existing vegetation, and the surrounding native bushland.

The current front set back features existing significant canopy trees of Eucalyptus sp. and Corymbia sp, low shrubs, lawn areas and a driveway. The area was identified as lacking medium height vegetation. The landscape proposal re-configures the driveway for connection to the proposed dwelling and Pacific Road and proposes the implementation of mixed low and medium height native and exotic shrubs and groundcovers. This will complement the existing tree canopies which will mostly be retained and protected throughout construction works.

Lower shrubs, grasses and groundcovers have predominantly been used closest to the front boundary to provide a layered planting perspective from the streetscape and to ensure good visibility. Trees being removed from the front of the property have been replaced with a of native canopy tree and 3 feature tree ferns to help regenerate the tree canopy in the future, add interest to the setback, and help soften the overall form of the dwelling.

The planting palette for the development is a majority of native with exotic species generally planted in close proximity to the proposed dwelling, plant species have been chosen for their hardiness to the sites conditions and microclimates within the site. Evergreen trees have been used where year-round screening and amenity are proposed. These trees will also help to ameliorate wind conditions within the development.

Majority of planting is proposed in deep soil (no slab below), planters on the ground floor balcony, lower ground floor surrounding the pool garden and a green roof above the detached guest house have also been provided to add amenity, soften the built form, and add visual sensitivity. New soil mixes and mulching will be provided to these garden settings, as appropriate. An irrigation system is to be installed to ensure the rapid establishment and long-term success of the planting.

ADJACENT NEIGHBOURS – CONSIDERATION AND IMPACT

The landscape design intent for the general site landscaping and its relationship to adjacent neighbours is based upon requirements from the Pittwater DCP and E4 Environmental Living objectives. These principles include:

- Provision of a range of low-lying shrubs, medium height shrubs and canopy trees to complement the existing vegetation communities of the site and local area
- All canopy trees and majority of planting to be locally native species
- Native planting to be used for screening over hard materials
- Planting to be appropriate to surrounding environment, including a consideration for bushfire hazards and low water use planting
- Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors

The aim of the overall landscape design and specifically the areas along the side and rear boundary is to provide screening to neighbours, informal access, generally greening up the side boundaries, a better connection to the rear lower garden, and a smooth transition of proposed and existing vegetation.

Due to the steep slope of the rear of the property, landscape areas are provided in levelled areas directly off the proposed dwelling to provide good indoor/ outdoor access and living. The introduction of a terraced vegetable garden and pathway creates usable space currently overgrown and weeded.

The proposed pathway and steps transcending down the rear of the property have been provided for easier access to the shared carriage way at the far rear of the garden. The stone and gravel pathway and steps wind down the embankment with the natural grade of the land. Existing rock outcrops are present throughout the site and significantly seen in the rear garden. These rock outcrops are to be retained. Retaining walls in the rear garden are proposed to be sandstone to blend into the existing rock. These works are sensitive to the existing topography and provide a natural setting to the rear garden.

The current landscaping is generally low in height where it meets to the north and southern boundaries. The proposed planting scheme will address this by introducing groupings of low trees, tall shrubs, and grasses. A number of canopy trees have been proposed to the lower half of the rear garden as replacement trees for trees that have been identified for removal. These trees will help regenerate the tree canopy in the future. Due to the significant drop in level from the southern neighbour and the subject property (#121), proposed planting will not adversely impact on views.

Planting through the rear garden near the proposed pathway and steps will undergo bush regeneration work. Weeds will be removed, soils rejuvenated, and endemic native planting will be planted to provide continuation of the natural habitat, stabilisation of the embankments and visual sensitivity.

SUMMARY

The landscape design for 121 Pacific Road, Palm Beach has been designed to complement and enhance the existing natural landscape of the site and local vegetated areas. Careful consideration has been made to minimise any impact to the streetscape and adjacent neighbours. Overall, the extensive landscaping proposed and preference of planting over built structure seamlessly integrates the overall proposal into the surrounding environment.

Should you have any queries, please don't hesitate to contact me.

Yours sincerely,



Brigid Phelps
SENIOR LANDSCAPE ARCHITECT

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